







34, Ashford Avenue, Sonning Common,
S Oxon, RG4 9LR

£410,000

Beville
ESTATE AGENCY

- Spacious accomodation
- Bedroom 1 with dressing room and en-suite shower room
- Presented in good order
- Detached two storey outbuilding with potential for separate living accommodation
- Garage
- Walking distance to village centre and Memorial Park
- Driveway parking
- 16ft sitting room with open fire
- Potential for 4th bedroom
- No onward chain

An extended and spacious three bedroom semi detached house, presented in good order and situated in a quiet location within easy reach of the village centre. EPC: tbc

Accommodation includes: Entrance porch, 18ft sitting room with open fire, kitchen/dining room with brick arch opening into further dining room with sliding doors onto rear garden. The stairs lead to first floor landing which comprises of 16ft bedroom 1 with en-suite shower room, and dressing room. Two further double bedrooms and family bathroom.

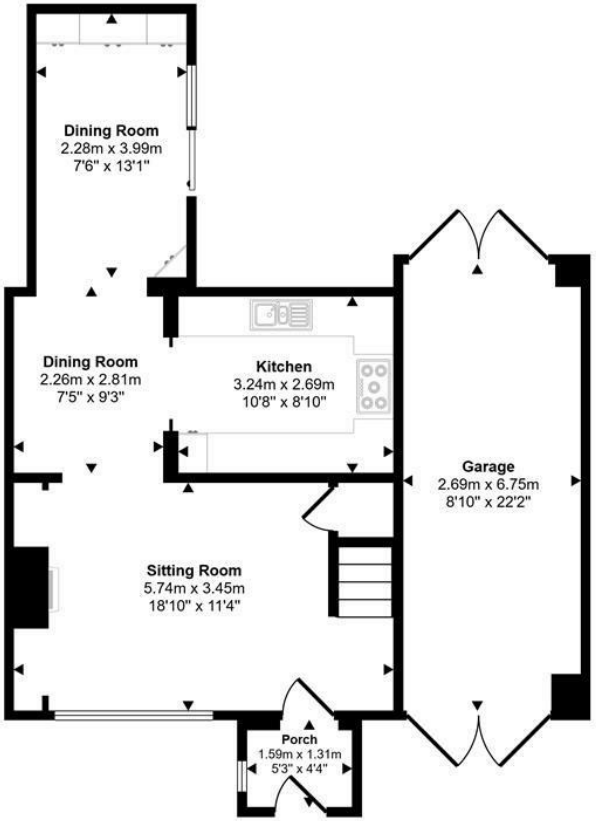
Noteworthy features: uPVC double glazing, solid oak skirting & doors, garage, detached two storey outbuilding with potential for separate living accommodation, driveway parking, spacious accommodation, dressing room/bedroom 4. This property is of PRC (Precast Reinforced Concrete) construction. Buyers are advised to make appropriate enquiries with their mortgage lender regarding lending criteria.

To the front of the property is a block paved driveway providing off road parking, metal gates, brick wall giving a secure frontage. To the rear of the property, low maintenance, paved rear garden with garage and room above, fully enclosed with timber fencing.

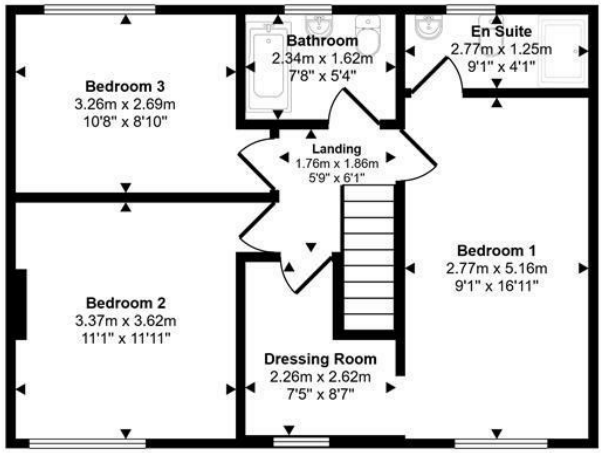
Services: Mains gas, electricity, water and drainage
Total floor area: Approx 123.5 sqm (1329sqft)
Council Tax Band: tbc

Ashford Avenue is situated within easy walking distance of the village centre. Sonning Common is a thriving village community, situated in the beautiful South Oxfordshire countryside on the edge of the Chiltern hills. It is well served with amenities including; Health Centre, Dental Surgery, Veterinary Surgery and a range of shops providing day to day needs. The village offers good schooling at both Primary and Secondary levels. There is easy access to both Reading and Henley-on-Thames town centres, London Paddington is less than 30 minutes from Reading Railway Station and there are good links to the M4 and M40 motorways. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains.

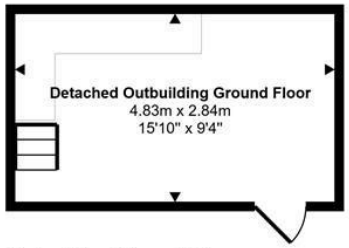
Approx Gross Internal Area
149 sq m / 1600 sq ft



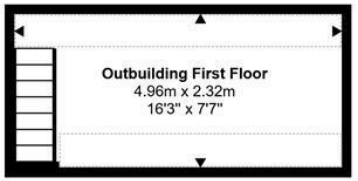
Ground Floor
Approx 67 sq m / 722 sq ft



First Floor
Approx 56 sq m / 607 sq ft



Outbuilding Ground Floor
Approx 14 sq m / 147 sq ft



Outbuiding First Floor
Approx 12 sq m / 124 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

0118 9242526
28 Peppard Road, Sonning Common, South Oxfordshire, RG4 9SU
www.beville.co.uk
info@beville.co.uk

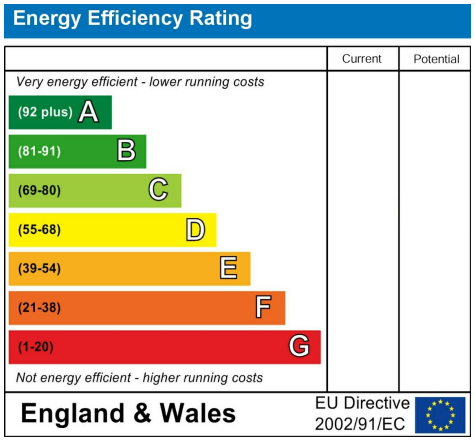












Directions

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.